ORDINANCE NO. 5129

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS BY ADDING A NEW ARTICLE RELATING TO DEVELOPMENT STANDARDS FOR MULTIFAMILY CONSTRUCTION WITHIN THE CITY:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Chapter 34, "Zoning", of the Code of Ordinances of the City of Garland, Texas is hereby amended by adding a new article, Article III, "Multifamily Development Standards", which shall read as follows:

ARTICLE III

MULTIFAMILY DEVELOPMENT STANDARDS

The following requirements shall apply to all multifamily developments within the City:

Sec 34.40. Site Design.

- (A) Building Design.
 - (1) Maximum height: The maximum height of a multifamily development shall be thirty one (31) feet from the first finished floor elevation to the top plate on the third floor, excluding third floor vaulted ceilings.
 - (2) Roofscapes:
 - (a) Roofing materials shall be asphalt fiberglass composition shingles materials, or better, such as tile, having a minimum twenty five (25) year warranty.
 - (b) Minimum roof pitch shall be a 5:12 ratio.
 - (c) Rooftop mounted air conditioning equipment shall be prohibited.
 - (d) A minimum of thirty percent (30%) of the total dwelling units shall have one (1) vaulted ceiling with a twelve (12) foot high peak on the upper floor of any building.
 - (3) Storage space: An enclosed storage facility shall be provided for each dwelling unit with direct access provided from that unit. The minimum size of each storage facility shall be twenty five (25) square feet and contain not less than one hundred seventy five (175) cubic feet. A garage shall not count as a storage facility.

- (4) All entry doors shall be of steel construction.
- (5) Mill finished aluminum windows shall be prohibited.
- (6) Each dwelling unit shall have a security system.
- (7) Exterior walls:
 - (a) No more than two basic materials in addition to glass may be used on any single building, one of which shall be masonry.
 - (b) Exterior walls shall be composed of a minimum of fifty percent (50%) primary masonry product (brick, stone or tile, hand laid, unit-by-unit, or veneer simulations of such materials having the appearance of hand laid units), a maximum of 50% secondary masonry product (exterior insulation and finish systems of natural aggregates and synthetic binders having a minimum applied 3/4 inch thickness, exposed aggregate, glass block and decorative concrete masonry units other than flat, gray block); and no more than twenty percent (20%) other non masonry materials, excluding doors, windows or window walls. The percentage of masonry shall be measured for each expanse of exterior wall between corners of 15 degrees or more.
 - (c) The Director of Planning may approve a masonry alternate when such alternate material has a true unit masonry appearance; the material is safe and suited for the proposed use; and the material is demonstrated to be as durable as exterior unit masonry.
 - (d) Buildings with linear frontage in excess of eighty (80) feet shall have no less than thirty percent (30%) of the total area of front facades offset a minimum of four (4) feet, either protruding forward of or recessed back from the remainder of the facade. Buildings having a linear frontage less than eighty (80) feet shall have no less than thirty percent (30%) of the total area of front facades offset a minimum of two (2) feet.

(B) Site Facilities.

- (1) Unit size and mix: The average minimum dwelling unit size shall be 850 square feet. Not less than fifty percent (50%) of the total dwelling units in the multifamily development shall be one bedroom units, and the maximum number of three bedroom units shall not exceed five percent (5%) of the total number of dwelling units. No efficiency units shall be permitted.
- (2) Clubhouses: A clubhouse, which shall be available to all residents of the development, with a minimum of 2,500 square feet in size shall be provided for any multifamily development of 200 units or less; a minimum of 3,500 square feet in size for 201 to 350 units; and 4,000 square feet for 351 units or more.

- (3) Swimming pools: One swimming pool having a minimum of 800 square feet of surface water shall be provided for each multifamily development. A second pool shall be provided in any multifamily development of greater than 250 dwelling units.
- (4) Play areas: One play area having a minimum area of 1000 square feet and at least one piece of play equipment (which shall be manufactured, installed and maintained according to the specifications published in the U.S. Consumer Product Safety Commission "Handbook for Public Playground Safety", 1991, and ASTM 51487-95 "Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use") shall be provided for each multifamily development. A second play area shall be provided for any multifamily development with greater than 250 dwelling units.

(C) Building Placement.

- (1) Within a multifamily development, a minimum of fifty percent (50%) of the buildings within one hundred (100) feet of any public right-of-way shall be placed so that any side of such building shall have an angle of thirty (30) degrees or more to that right-of-way. The intent of this provision is to avoid the external appearance of long, monotonous building alignments and to provide for internal courts between building clusters for parking and open space/recreation.
- (2) Buildings within a multifamily development shall be located no less than twenty (20) feet apart.
- (3) Setbacks from property lines adjacent to streets: No multifamily development building, or any part thereof, shall be placed less than thirty (30) feet from the right-of-way of any public street.
- (4) Setbacks from property lines not adjacent to streets: No multifamily development building, or any part thereof, shall be placed less than:
 - (a) Fifteen (15) feet from rear and side property lines (or ten (10) feet with landscaping if approved by the Plan Commission);
 - (b) Fifty (50) feet from the property line of an abutting residential districts for single story buildings not exceeding thirty (30) feet in height (or forty (40) feet with additional landscaping if approved by the Plan Commission).
- (5) All other buildings and those buildings exceeding thirty (30) feet in height and which abut a residential district shall be set back from the residential district line not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of 100 feet.

- (D) Parking and Circulation.
 - (1) A minimum of fifty percent (50%) of the required parking spaces of a multifamily development shall be either an attached enclosed garage or a detached multi-car covered parking structure. Detached covered parking shall function unobtrusively and shall be compatible with the main buildings of the multifamily development in terms of materials, design, style and color. Detached covered parking structures, if used, shall be located near the building served. No detached covered parking structure shall accommodate more than ten (10) parking spaces or be located closer than 10 feet to another parking structure.
 - (2) All parking spaces located between any building and the right-of-way of any public street or single-family district shall be screened from view in accordance with Section 9.4.2 of the Screening and Landscape Standards of the City of Garland.
 - (3) When garages are used within dwellings, one car garages shall be a minimum of ten (10) feet wide and twenty (20) feet long, and each garage shall count as one half (1/2) of a required parking space.
 - (4) The storage of recreational vehicles and boats shall not be permitted to occupy any required parking space(s) and areas dedicated to such storage shall not be directly visible from any public right-of-way or single-family property line.

Sec. 34.41. Screening and Landscaping.

- (A) A minimum of forty percent (40%) of the gross platted area of each multifamily development site shall be devoted to landscaping, open space areas, pools and similar outdoor recreational activity areas.
- (B) All property lines and access points to a multifamily development shall have a minimum six (6) foot high perimeter fence, which shall be constructed of masonry or wrought iron with masonry columns.
- (C) All satellite dishes/antennas, refuse collection areas and refuse compactors within a multifamily development shall be placed unobtrusively and screened from view of the perimeter of the development.

Sec. 34.42.Signage.

- (A) All signage within a multifamily development shall be architecturally compatible with the main buildings of the multifamily development in terms of materials, design style and colors.
- (B) Freestanding signs: Multifamily may have freestanding signs subject to the following restrictions:
 - (1) Freestanding signs shall be limited to monument signs.

- Only one monument sign may be erected on any multifamily (2) development site, except that where a site possesses frontage on at least two streets, a maximum of two (2) monument signs may be used.
- A minimum setback of fifteen (15) feet from any street right-of-way (3)and from property lines abutting a single-family use shall be required of all monument signs. No monument sign shall exceed thirty-five (35) square feet in sign area or seven (7) feet in height.
- No part of a monument sign shall be closer than twenty five (25) feet (4) (measured radially) to another freestanding sign on an adjacent sign site, nor shall any part of a freestanding sign be closer than 100 feet radially to another freestanding sign on the same multifamily development site.
- (C) Attached Signs: An attached sign shall have a maximum sign area of onehalf (1/2) times the width of the building width with a maximum area of thirtyfive (35) square feet.

Section 2

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 3

That Chapter 34, "Zoning", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in force and effect and except as amended by this Ordinance.

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 4th day of November, 1997.

James B. Ratliff	
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CITY OF GARLAND, TEXAS

	James B. Ratliff Mayor
ATTEST:	
Ranette Larsen City Secretary	